

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
FEBRUARY 21, 2006**

**1. CALL TO ORDER – O'Reilly** called the meeting to order at 4:20 p.m.

**2. ROLL CALL**

Members Present: Andrews, Behrens, Garst and O'Reilly

Absent: Mescher

Staff: Malmquist, Sall and Wade

**3. PLEDGE OF ALLEGIANCE**

**4. ADOPTION OF AGENDA**

Motion by Andrews, second by Behrens to adopt the agenda as printed. Motion carried by unanimous voice vote.

**5. APPROVAL – MINUTES OF DECEMBER 20, 2005 MEETING**

Motion by Behrens, second by Andrews to approve the minutes as written. Motion carried by unanimous voice vote.

**6. PROOF OF PUBLICATION – Sall**

**7. REVIEW OF MEETING PROCEDURES – O'Reilly**

**8. PUBLIC HEARINGS**

A. CASE #CU-06-001: Public hearing on the request of Heartland Family Service for a conditional use permit to allow a business/professional office in an R-3/Low Density Multi-Family Residential District at 1722 Avenue 'C'. (Legal Description: Lots 8, 9 and 10, Block 5, Bayliss and Palmer Addition and the East 33 feet of vacated 18<sup>th</sup> Street adjacent.)

Nancy Schulze, 12800 – 240<sup>th</sup> Street, Council Bluffs, said they are requesting the conditional use permit in order to use a portion of the building for their ACT program until they are able to move to the proposed non-profit campus in 2 – 3 years. She said after the interior renovations were done it was brought to their attention that Zoning Board approval is required. She also said the services they offer will mainly be done off site, in the client's homes.

O'Reilly asked about completion time for the non-profit campus. Schulze said money will continue to be raised during 2006 and after the bidding process, construction will begin.

Andrews asked about their plans for the existing fence. Schulze said it will either be repaired this summer or it will be torn down.

Motion by Andrews, second by Garst to approve the request for a conditional use permit to allow a business/professional office in an R-3/Low Density Multi-Family Residential District at 1722 Avenue 'C' subject to the conditions in the staff report.

VOTE: AYE – Andrews, Behrens, Garst and O'Reilly. NAY – None. ABSTAIN – None. ABSENT – Mescher. Motion carried.

**9. OTHER BUSINESS**

A. Reconsideration Request – Richard Fuller

Motion by Behrens, second by Andrews to reconsider the request of Richard Fuller for a conditional use permit to allow commercial recreation (indoor) in an I-2/General Industrial District at 1129 – 9<sup>th</sup> Avenue at the next regularly scheduled meeting. Motion carried by unanimous voice vote.

B. Election of Officers – Postponed until the full Board is present.

**10. ADJOURNMENT – O'Reilly** adjourned the meeting at 4:38 p.m.